



Encino-Tarzana COMMUNITY PLAN UPDATE WORKSHOP

July 12, 2017

Los Angeles
Department of City Planning



Encino-Tarzana Community Plan Update Workshop

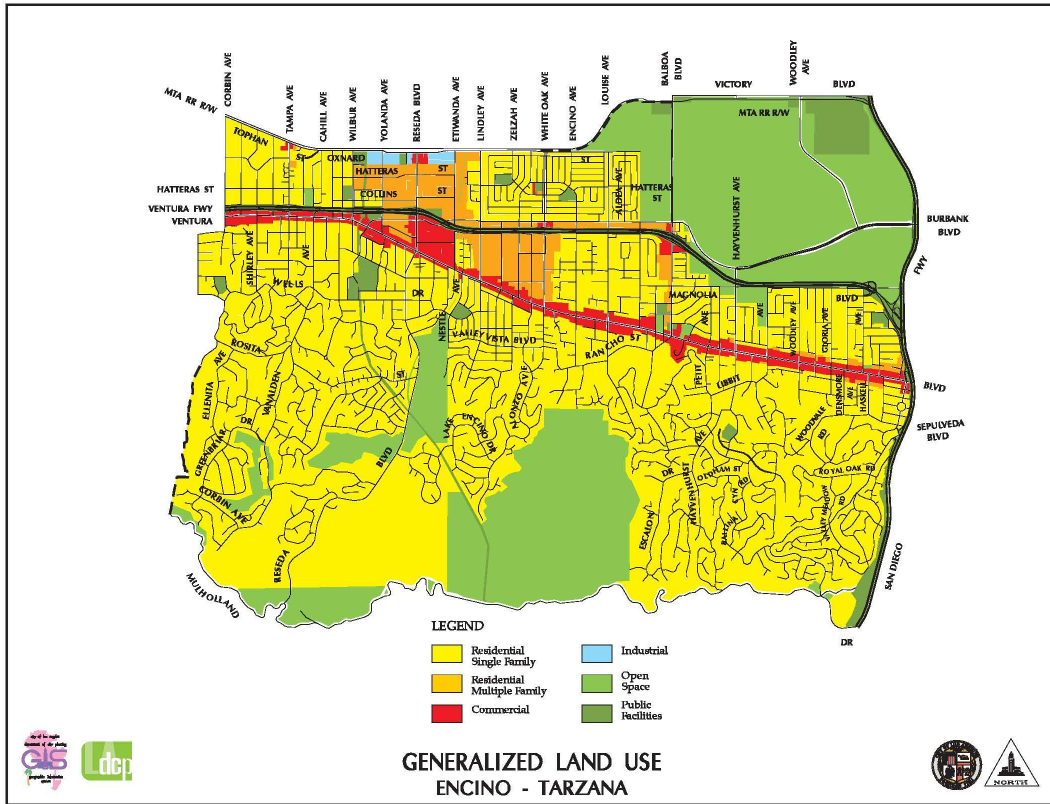
Agenda for today:

- Introductions
- Who, What, Where, and Why?
- Breakout Sessions
- Putting it All Together

COMMUNITY PLAN: WHAT IS IT?



COMMUNITY PLAN: WHAT IS IT?



ENCINO-TARZANA Community Plan

Chapter I INTRODUCTION

COMMUNITY BACKGROUND

PLAN AREA

Encino-Tarzana Community Plan area is located approximately 13 miles west of downtown Los Angeles. It is bounded by the communities of Sherman Oaks-Studio City-Toluca Lake and Van Nuys-North Sherman Oaks on the east, Canoga Park-Winnetka-Woodland Hills-West Hills to the west, Brentwood-Pacific Palisades on the south, and Reseda-West Van Nuys on the north. The Plan is comprised of two community sub-areas, each with its own identity, described as follows:

- Encino with its roots traced to early Spanish settlers, was named for its abundance of large spreading oak trees, "Los Encinos". Today with its diverse mix of commercial uses that focus along Ventura Boulevard, Encino has two identities. On the eastern end starting at the 405 Freeway and extending to Balboa Boulevard, one senses that they are entering a Regional Center. The predominant development pattern is that of high-rise buildings surrounded by specialty shops and restaurants which serve the everyday work force that is housed in the large monolith buildings that line Ventura Boulevard. Further west, the development pattern generally follows that commonly found throughout the rest of the Valley, strip-center type commercial development. Residential development is comprised of large estate size single family lots located south of Ventura Boulevard, and a mix of single family and multiple density dwellings located north, between the 101 Freeway and Ventura Boulevard.
- Tarzana was part of the 116,858 acre Ranch Ex-Mission de San Fernando which extended over what is the current San Fernando Valley. In 1910 Tarzana was called Runnymede III, a subdivision developed by Los Angeles Suburban Homes. In 1928 the area's name was changed from Runnymede III to Tarzana, in honor of the largest landowner of the area, Edgar Rice Burrough, the creator of Tarzan the ape man.

Commercial properties located along Ventura Boulevard are developed with a mix of pedestrian oriented storefronts and office structures.

Residential development parallels that of Encino, large estate lots south of Ventura Boulevard and a mix of single-family and multiple density housing located between the Ventura Freeway and Ventura Boulevard.



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STATE OF CALIFORNIA

General Plan Guidelines

2003



GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

Cities in California are required to adopt a General Plan to guide changes in the built and natural environment.

State General Plan Requirements

Land Use

Housing

Circulation

Open Space

Conservation

Public Safety

Noise

Los Angeles General Plan Framework

Community Plans

Housing

Mobility

Open Space

Conservation

Public Safety

Noise

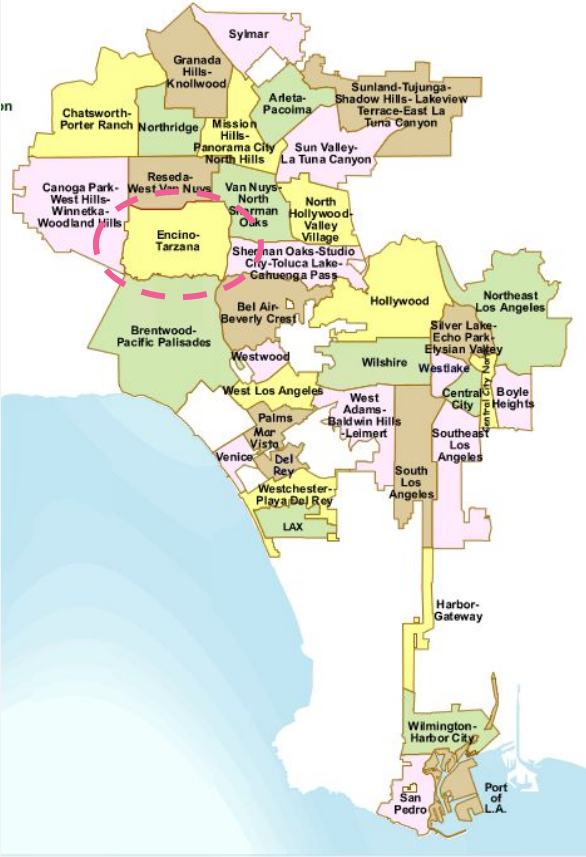
Health & Wellness

Air Quality

Service Systems



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Land Use Element = 35 Community Plans

- Administrative boundaries
- Exist since 1960s
- Ongoing Update Program



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Goals of updating the community plan:

1. Update policies to reflect neighborhood goals
Exp: Create context sensitive zones, update resources
2. Re-evaluate existing capacity to meet housing needs
3. Update the Land Use map
Exp: Changing designations that no longer apply to what's on the ground
4. Apply a new flexible zoning code to existing areas



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Timeline of process:



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Objective 1-2

To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policies

1-2.1 Locate higher residential densities near commercial centers or transit stations and major bus routes where public services facilities, utilities and topography will accommodate this development.

Program: Maintain and continue the implementation of the City's Land Use/Transportation Policy.

1-2.2 Encourage multiple residential development in commercial zones.

Program: The Plan provides the potential for a floor area ratio bonus by providing for mixed use corridors in specific commercial areas.

Program: Maintain and continue the implementation of the City's Land Use/Transportation Policy.

Objective 1-3

To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods.

Policies

1-3.1 Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Program: The Plan includes Design Guidelines which establish design standards for residential development to implement this policy.

1-3.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

Program: The decision-maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

1-3.3 Preserve existing views in hillside areas.

Objective 2-4

To enhance the appearance of commercial districts

Policies

2-4.1 Require that any proposed development be designed to enhance and be compatible with adjacent development.

Program: Continue the implementation of the Ventura/ Cahuenga Boulevard Corridor Specific Plan, and implement the applicable design standards identified in the Design Guidelines of the Community Plan.

2-4.2 Preserve community character, scale and architectural diversity.

Program: The Plan establishes height limits, amends Plan designations and recommends corresponding zone changes to implement this policy. Design standards for commercial areas included in the Design Guidelines of the Community Plan implement this policy.

2-4.3 Improve safety and aesthetics of parking areas in commercial areas.

Program: Implement design standards for parking areas established in the Ventura/Cahuenga Boulevard Corridor Specific Plan and within the Chapter Design Standards of this plan.

2-4.4 Landscaped corridors should be created and enhanced through the planting of street trees along segments with no building setbacks and through median plantings.

Program: The Design Guidelines in this Plan and the Ventura/Cahuenga Boulevard Corridor Specific Plan include sections which establishes guidelines for community design and landscaping. These guidelines are intended to serve as reference to other city departments and public agencies and any private entities who participate in projects which involve improvements to public spaces and right-of-way, including streetscape and landscaping.

INDUSTRIAL

Industrial development within the plan area has been limited to the properties adjacent to the railroad tracks that run along Oxnard Street. The majority of the industrial uses are located within several blocks east and west of Reseda Boulevard. The pattern of industrial development within the plan area is similar to what has taken place throughout the valley in general, commercial uses located along arterials. The majority of industrial uses are located east and west of Reseda Boulevard, the commercial intrusion has taken place on the corners of Reseda Boulevard and Oxnard Street.

Industrial uses provide needed employment opportunities and economic benefits to the community and should be encouraged when impacts to surrounding land uses can be mitigated.

land area for residential use. Of this portion 50 percent was designated for single-family use only. Therefore, current plan policy provides for continued preservation of the existing residential neighborhoods throughout the area, retaining existing single family districts and multi-family clusters. Areas around transit stations and along transit corridors would realize any changes in densities as existing properties zoned for multi-family development continue to build out to their maximum potential.

The Plan designates residential land use densities as indicated in the following table. The table depicts the reasonable expected population and dwelling unit count for the year 2010, using the mid-point of the range for the dwelling units per net acre category. The midpoint represents a reasonable factor to use, as new development within each land use category is not likely to occur at one or the other extremes of the range but rather throughout the entire range.

PLAN POPULATION AND DWELLING UNIT CAPACITY

Residential Land Use Category	Dwelling Units Per Net Acre Midpoint (Range)	Number of Dwelling Units	Net Acres	Persons Per Dwelling Unit (2010)	Reasonable Exp. Population (2010)
Minimum	0.5 (0 - 1)	572	1,144	2.85	1,630
Very Low I	2.0 (1+ to 3)	5,522	2,761	2.85	15,738
Very Low II	3.5 (3+ to 4)	5,996	1,713	2.61	15,649
Low	6.5 (4+ to 9)	8,710	1,340	2.61	22,733
Low Medium I	13.5 (9+ to 18)	500	37	2.00	1,000
Low Medium II	23.5 (18+ to 29)	1,528	65	2.00	3,055
Medium	42.0 (29+ to 55)	13,272	316	1.99	26,411
TOTALS		36,100	7,376		86,216

* DU: Dwelling Unit

GOAL 1

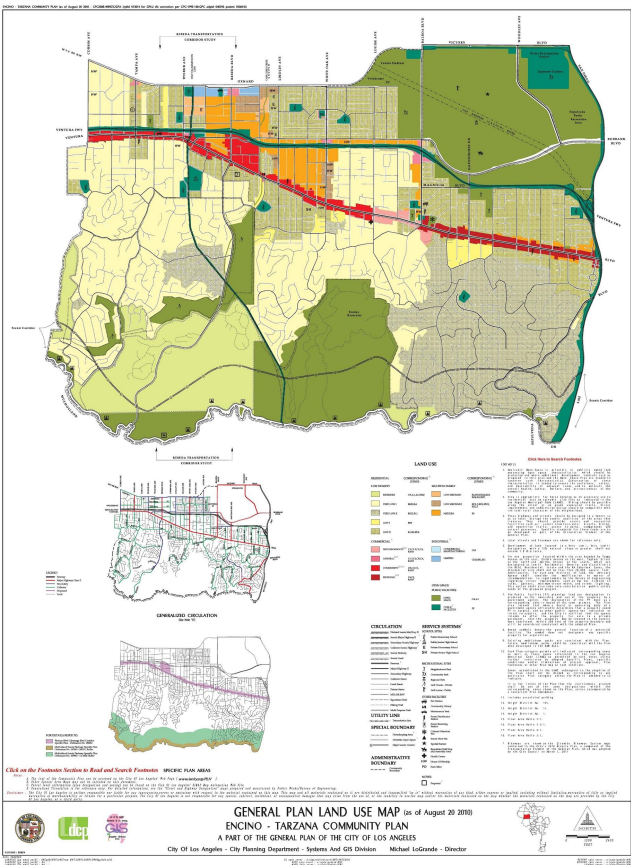
A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Objective 1-1

To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.



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Community Plan Land Use Map

- Each property given a land use designation
- Each land use designation has corresponding zones
- Land Use Map also has footnotes
- Everything on the map is binding



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LAND USE

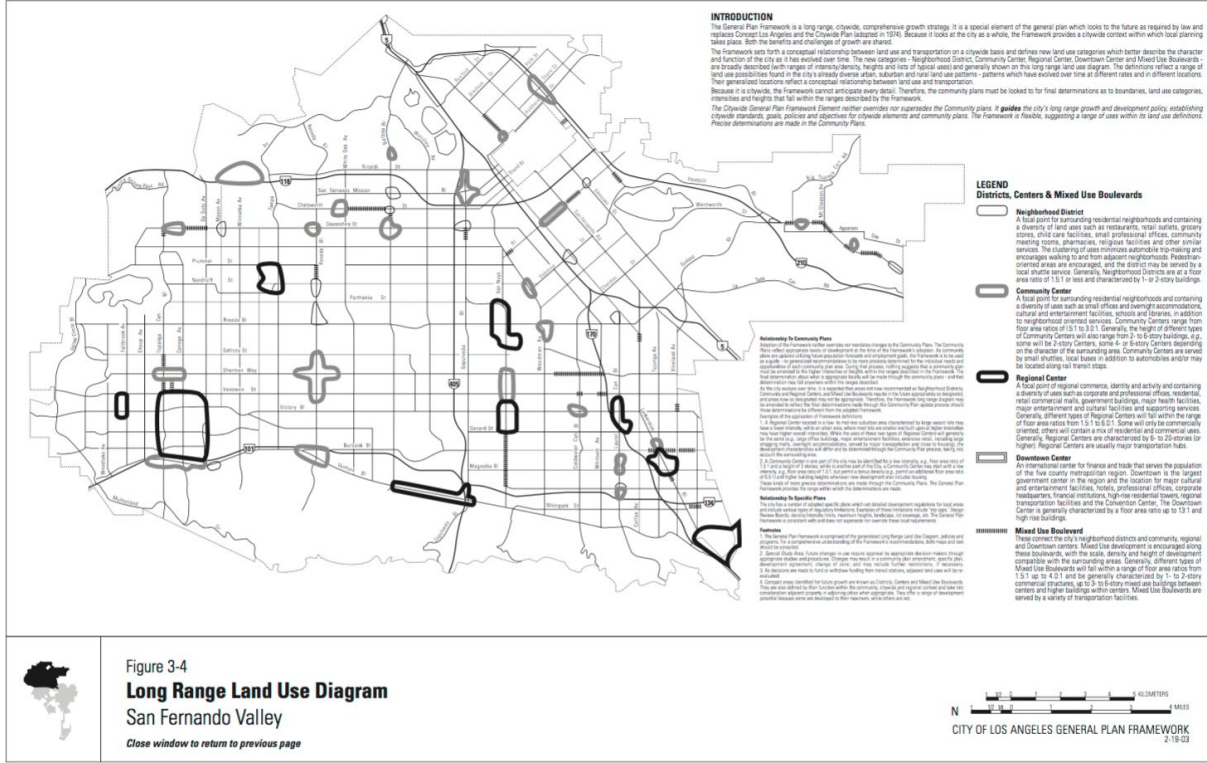
RESIDENTIAL	CORRESPONDING ZONES ¹⁰	MULTIPLE FAMILY	CORRESPONDING ZONES ¹⁰
LOW DENSITY			
MINIMUM	OS, A1, A2, RE40	LOW MEDIUM I	R2, RD3, RD4, RZ3, RZ4, RU, RW1
VERY LOW I	RE20, RA	LOW MEDIUM II	RD1.5, RD2, RW2, RZ2.5
VERY LOW II	RE15, R11	MEDIUM	R3
LOW I	RE9		
LOW II	R1, RS, RD6		
COMMERCIAL¹¹		INDUSTRIAL¹¹	
NEIGHBORHOOD ^{12,16}	C1, C1.5, C2, C4, RA53	COMMERCIAL MANUFACTURING	CM
GENERAL ^{12,15}	C1.5, C2, CR, C4, RA53	LIMITED	CM, MR1, M1
COMMUNITY ^{12,13,17}	CR, C2, C4, RA53		
REGIONAL ^{14,18}	C4, C2, RA53		
		OPEN SPACE/ PUBLIC FACILITIES	
		OPEN SPACE	OS, A1
		PUBLIC FACILITIES ⁷	PF

Community Plan Land Use Map

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Framework Element

- Long-term growth strategy
- Focus new development around transit & employment (Districts, Centers, & Mixed-Use Boulevards)
- Preserve the character and scale of residential neighborhoods
- Retain industrial land for jobs



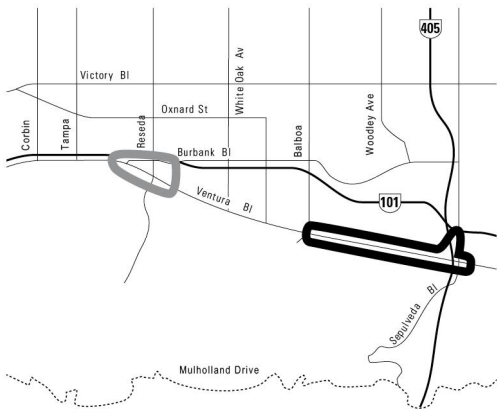
Figure 3-4
Long Range Land Use Diagram
 San Fernando Valley
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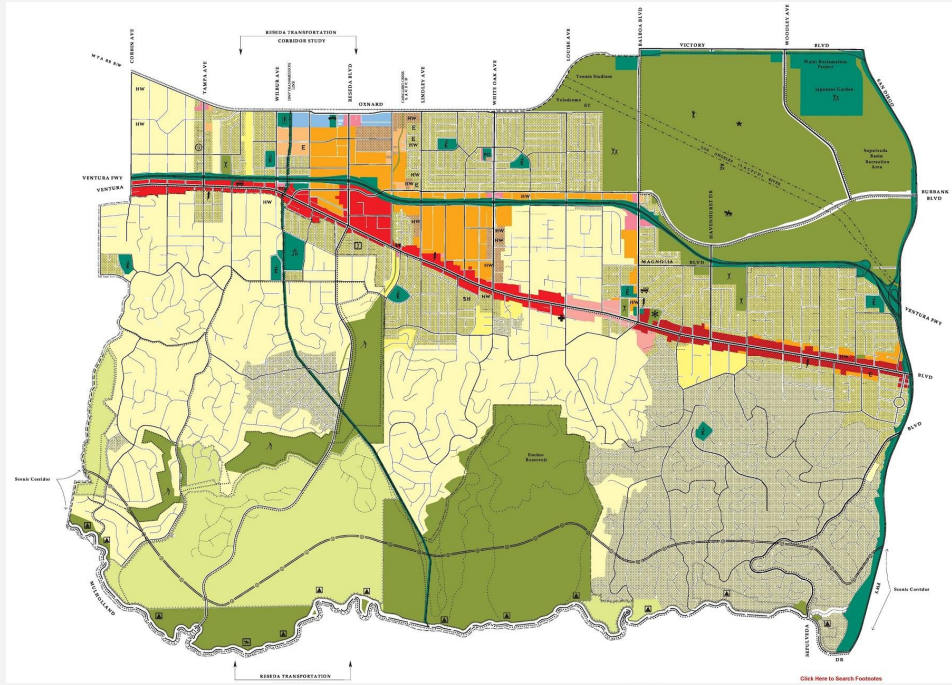
LEGEND
Community Center & Regional Center

- Community Center**
 A local place for surrounding residential neighborhoods and containing a diversity of uses such as small offices and overnight accommodations, retail and entertainment facilities, offices and fitness. In addition to neighborhood-oriented services. Community Centers range from four acres (with 1.5 to 3.5) to 10 acres. Generally, the height of different types of Community Centers will also range from 2- to 10-story buildings, depending on the site. Community Centers are a variety of centers depending on the location of the surrounding area. Community Centers are served by small shuttles. Local buses in addition to automobiles and/or may be used along rail transit lines.
- Regional Center**
 A local place for regional commerce, services and activity and containing a diversity of uses such as corporate and professional offices, regional retail/commercial music, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. Generally, different types of Regional Centers will fall within the range of four acres (with 1.5 to 6.5) to 10 acres. Some will only be commercially oriented, other will contain a mix of residential and commercial uses. Generally, Regional Centers are characterized by 10- to 15-story (or higher) Regional Centers are usually require transportation hubs.



Long Range Land Use Diagram
 Encino-Tarzana Community Plan

CITY OF LOS ANGELES GENERAL PLAN FRAMEWORK
 2-18-03



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Mansionization



Urban Design



Equestrian Neighborhoods



Hillside Development

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re:codeLA

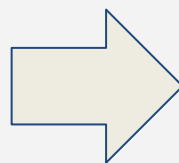
- Current Zoning Code is “two-dimensional
- Difficult to navigate
- Does not offer the range of tools needed to implement the goals and policies of our Community Plans

Neighborhood Districts

Low-scale, walkable, neighborhood serving uses

Regional Centers

Large-scale, dense, major range of uses



C1

C1.5

C2

C4

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re:codeLA (New Zoning Code)

- More nuanced and varied zones to meet our many General Plan/Community Plan goals
- Process underway, complete in 2019
- Single-family zones already complete

Historic Core (HC1, HC2, HC3, HC4)

Sec. 1.2.3. Lots, Building Placement and Mass

A. Lot Criteria

Lot Area for new lots (sq ft)	2,500 SF
Lot width for new lots (feet)	25'
Building coverage (percent)	100%
Outdoor amenity space (percent)	20%

B. Building Placement

Build-to-Ridge

Street building range (feet/min)	0'
% of lot width occupied by building facade in street building range (percent)	95%
Street building range (feet/min)	0'
% of lot width occupied by building facade in street building range (percent)	95%

Side and Rear Building Setbacks

Side or rear, abutting alley (feet)	0'
Alley (feet)	40'
Street (feet)	25'

HC1, HC2, HC3, HC4 Historic Core

C. Bulk and Mass

Building Height	Min.	Max.
HC1	4 stories	12 stories
HC2	8 stories	20 stories
HC3	8 stories	unlimited
HC4	8 stories	unlimited

Upper Story Setbacks

Upper story setback at 8 stories from street (feet)	16'
HC2, HC3, HC4	30'
Upper story setback at 12 stories from street (feet)	16'
HC1	16'
HC2, HC3, HC4	30'

Building Mass

Screening facade length (feet)	150'
HC2, HC3, HC4	200'
Floor area ratio, base/total (feet)	0.8/1.0
HC1, HC2	0.8/1.0
HC3, HC4	0.8/1.0

D. Activation

Frontage Types

Shopfront	Sec. 1.4.1
Live/Work	Sec. 1.4.2
HC3 only	

Sec. 1.4.1. Shopfront

Description

In the Shopfront Frontage, the main facade of the building is located at or near the public sidewalk, with adequate entrances spaced at regular intervals. The Shopfront Frontage is intended primarily for retail uses.

Transparency	A Street	B Street
Ground story (feet)	60%	40%
Upper story (feet)	20%	20%
Blank wall area (feet)	20'	30'

Story Height

Ground story, floor to floor (feet)	10'	10'
Upper story, floor to floor (feet)	10'	12'
Ground floor elevation (feet/min)	012'	012'

Required Access

Screening entrance required	Required	Required
Entrance spacing (feet)	150'	150'

Building Elements Allowed

Awning	Yes	Yes
Canopy	Yes	Yes
Porch/canopy	Yes	Yes
Gallery	Yes	Yes
Porch	No	No
Recessed Entry	Yes	Yes
Steep	No	No

Sec. 1.4.2. Live/Work

Description

In the Live/Work Frontage, the main facade of the building is located at or near the public sidewalk, with adequate entrances spaced at regular intervals. The Live/Work Frontage is intended for residential uses with the flexibility to convert ground floor space to commercial and retail uses over time.

Transparency	A Street	B Street
Ground story (feet)	40%	30%
Upper story (feet)	20%	20%
Blank wall area (feet)	40'	50'

Story Height

Ground story, floor to floor (feet)	10'	10'
Upper story, floor to floor (feet)	10'	12'
Ground floor elevation (feet/min)	012'	012'

Required Access

Screening entrance required	Required	Required
Entrance spacing (feet)	150'	150'

Building Elements Allowed

Awning	Yes	Yes
Canopy	Yes	Yes
Porch/canopy	Yes	Yes
Gallery	Yes	Yes
Porch	No	No
Recessed Entry	Yes	Yes
Steep	Yes	Yes

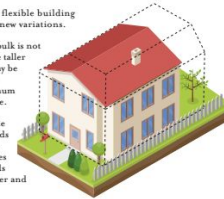
R1 VARIATION ZONES GUIDE

The R1 Variation Zones regulate form and scale, not architectural style. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

R1V (R1V1 | R1V2 | R1V3 | R1V4) Variable-Mass Variation

CHARACTERISTICS

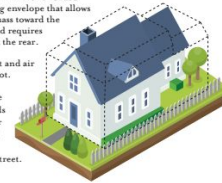
- + Offers the most flexible building envelope of the new variations.
- + The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- + Especially suitable for neighborhoods with varying architectural styles or neighborhoods with a mix of older and newer homes.



R1F (R1F1 | R1F2 | R1F3 | R1F4) Front-Mass Variation

CHARACTERISTICS

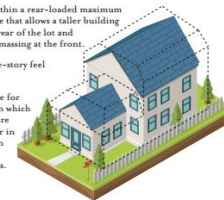
- + Confines bulk within a front-loaded maximum building envelope that allows a taller building mass toward the front of the lot and requires shorter massing at the rear.
- + Creates more light and air at the rear of the lot.
- + Especially suitable for neighborhoods in which the taller building mass has historically been located near the street.



R1R (R1R1 | R1R2 | R1R3 | R1R4) Rear-Mass Variation

CHARACTERISTICS

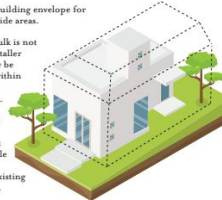
- + Confines bulk within a rear-loaded maximum building envelope that allows a taller building mass toward the rear of the lot and requires shorter massing at the front.
- + Encourages a one-story feel along the street.
- + Especially suitable for neighborhoods in which home additions are located at the rear in order to maintain the look of the original buildings.



R1H (R1H1 | R1H2 | R1H3 | R1H4) Hillside Variation

CHARACTERISTICS

- + Offers a flexible building envelope for properties in hillside areas.
- + The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- + Especially suitable for hillside neighborhoods that wish to select a scale (RFAR range) compatible with existing homes in the area.



Scale Designation and Maximum Residential Floor Area Ratio (RFAR)

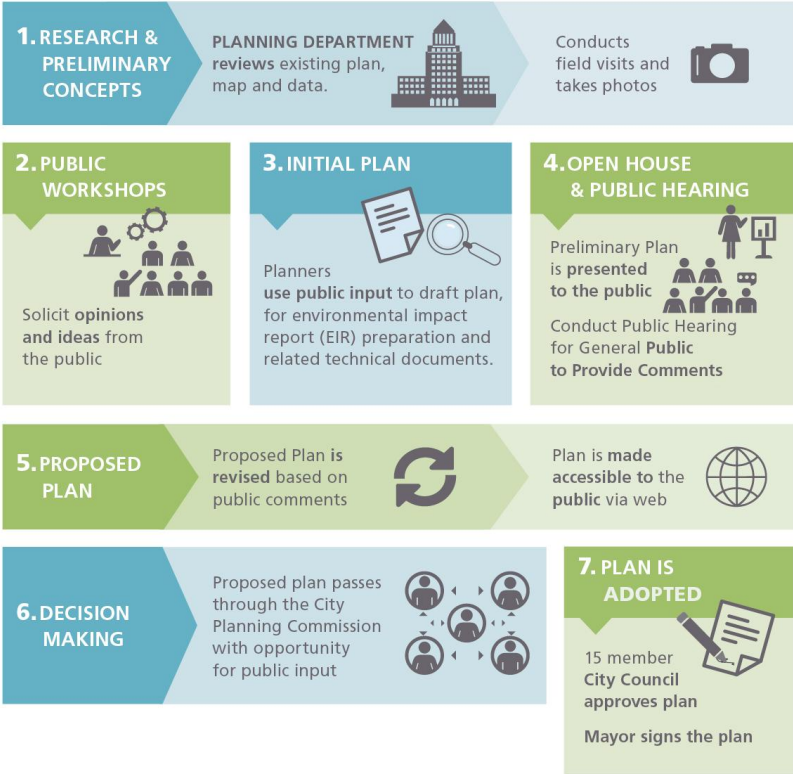
The R1 Variation Zones are further differentiated by scale from larger (1) to smaller (4). This final number designates the allowed Residential Floor Area Ratio (RFAR) and height. For each scale category, the RFAR is a range that varies based on lot size, with a higher floor area ratio available to smaller lots. The allowed height also varies based on the selected form and scale.

LOT SIZE	1	2	3	4	MAX. LOT COVERAGE
Up to 6,000 SF	.45	.55	.45	.40	50%
6,001 to 7,000 SF	.43	.53	.43	.38	48%
7,001 to 8,000 SF	.41	.51	.41	.36	46%
8,001 to 9,000 SF	.59	.49	.39	.34	44%
9,001 to 10,000 SF	.57	.47	.37	.32	42%
Over 10,000 SF	.55	.45	.35	.30	40%



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The Process of Developing a Community Plan



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1. RESEARCH & PRELIMINARY CONCEPTS

PLANNING DEPARTMENT reviews existing plan, map and data.



Conducts field visits and takes photos



Outreach Phase - Policy:

- Researching and Data Gathering
- Includes Policies, Land Use Pattern, Existing Conditions, Demographics

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Outreach Phase:

- 8 Initial Workshops
- Saturday Planning 101
- **As-requested additional workshops and meetings**

2. PUBLIC WORKSHOPS



Solicit **opinions**
and ideas from
the public

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Outreach Phase - Policy:

- Draft Policies
- Map of Land Use Concepts

3. INITIAL PLAN



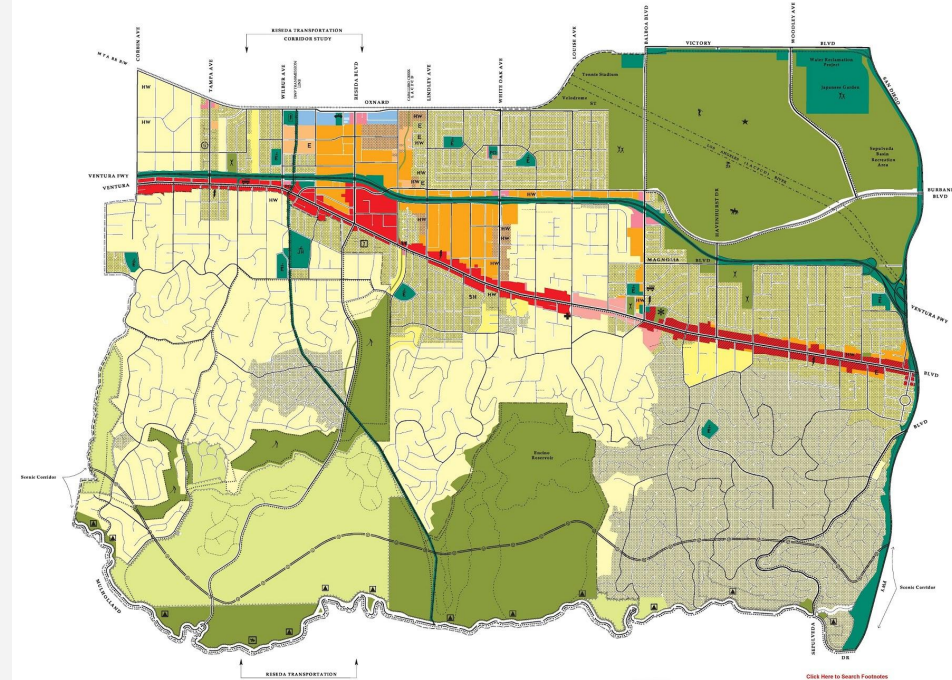
Planners

use public input to draft plan, for environmental impact report (EIR) preparation and related technical documents.

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Outreach Phase - Zoning:

- Solicit Feedback on draft zoning map
- Meet with NCs and neighborhood groups



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Passage and Adoption

4. OPEN HOUSE & PUBLIC HEARING

5. PROPOSED PLAN

6. DECISION MAKING

Proposed plan passes through the City Planning Commission with opportunity for public input



7. PLAN IS ADOPTED

15 member City Council approves plan

Mayor signs the plan



to Provide Comments

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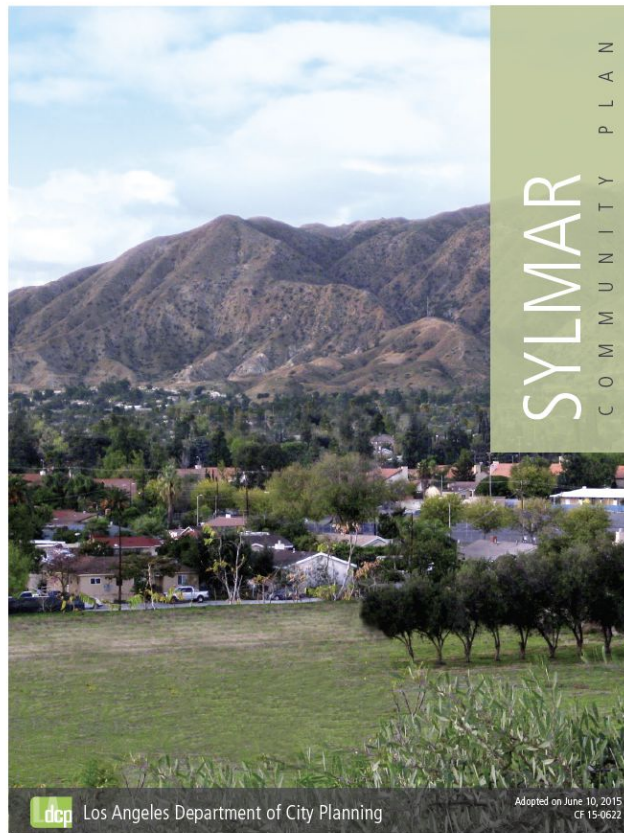


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Breakout Sessions: Choose two topics to attend

1. Residential Neighborhoods
2. Commercial Corridors
3. Transit Neighborhoods
4. Parks and the Public Realm

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All Residential Areas

The goals and policies in this section reflect the community's vision to preserve the low-density, single-family, equestrian-oriented neighborhoods that provide quality residential environments, while providing new housing opportunities that enhance existing residential neighborhoods, complement the surrounding environment, and provide residential amenities. Each of the community-specific design guidelines in this section and the Residential Citywide Design Guidelines should be considered, although not all will be appropriate in every case, as each project will require a unique approach. However, to achieve the goal of excellence in new design, projects should incorporate these design guidelines to the maximum extent feasible, in order to meet the intent of this Community Plan.

Goal LU1: Complete, livable and quality neighborhoods throughout Sylmar that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policies

- LU1.1. **Choice in Type, Quality, and Location of Housing.** Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar's residential neighborhoods and in targeted mixed-use areas.
- LU1.2. **Existing Housing Stock.** Minimize the loss of good quality, affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
- LU1.3. **Recreational Amenities.** Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.
- LU1.4. **Land Lease Communities.** Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substandard land lease communities, while addressing the displacement of residents.
- LU1.5. **Affordability.** Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing set asides.
- LU1.6. **Multiple Housing.** Direct multi-family housing growth to neighborhoods designated as Low Medium and Medium Residential.



Residential neighborhoods in Sylmar consist largely of single-family homes that boast large landscaped setbacks and mature shade trees along the public right-of-way.



This pocket park provides opportunities for open space, playground and picnic areas, trails, and walkways and offer a significant option for regular physical activity for residents.



Transitional building heights, complementary design, and consistent setbacks help provide a smooth transition from a commercial center to a neighborhood with multiple family housing.



This sketch illustrates how a new building may be designed to fit into an existing neighborhood with varying building types.

Goal LU11. Multiple family developments, including small lot subdivisions, apartments, and condominiums, that exhibit the architectural characteristics and qualities that distinguish Sylmar, while incorporating complementary design elements and appropriate transitions when adjacent to single-family neighborhoods.

- LU11.1. **Character and Design.** Create well-designed multiple family dwelling units and buildings that reflect a high level of architectural and landscape quality, both within interior courtyards and in exterior areas, to enhance the public realm.
- LU11.2. **Building Orientation.** Design small lot subdivisions, low-rise townhomes, apartment buildings, and condominiums to ensure that all street facing units have a primary entrance facing the street. For medium density buildings without ground floor entrances for individual units, create a prominent ground or first floor entry, such as a highly visible lobby or atrium.
- LU11.3. **Setbacks.** Apply additional setbacks for multi-family projects adjacent to single-family and equine-keeping lots to ensure that new buildings are compatible with existing structures in the surrounding area.
- LU11.4. **Density Transitions.** Develop small lot subdivisions on multi-family lots adjacent to single-family homes to serve as a transitional density and aesthetic buffer.



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Outreach:

- Well-rounded participation by many stakeholders
- Workshops and community meetings split into 3 phases
 - Policies & General Land Use Map
 - Zoning and Implementing re:codeLA
 - Passage and Adoption
- Materials in Spanish